

Susan Kessler
Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document
has been recorded as permanent record in the archives of the
Office of the Colleton County Register Of Deeds



2025004631	
POWER OF ATTORNEY	
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
09/16/2025 02:25:20 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3483	
PG: 230-232	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

COLLETON COUNTY, SC	
2025004631	
POWER OF ATTORNEY	
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-16-2025	02:25:20 PM
SUSAN KESSLER	
REGISTER OF DEEDS	
BK:RB 3483 PG:230-232	

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

**SPECIFIC
POWER OF ATTORNEY
TO SELL REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that I, **Fernando Humberto Cruz Aguilera**, have made, constituted and appointed, and by these presents do constitute, make and appoint **Randall L. Charpia or Roman V. Hammes or Christian T. Wall**, true and lawful attorney for me and in my name and stead, to conclude the sale of **354 Deloach Avenue, Walterboro, SC 29488** at a sales price of **One Hundred Forty-Nine Thousand And No/100 Dollars (\$149,000.00)**. My said attorney's authority includes specifically, the right to execute a Closing Disclosure and/or Settlement Statement, a deed of conveyance, title insurance company seller's affidavits, and any other documents necessary for the completion of said transaction, to receive the net proceeds of the sale on my behalf, and to endorse any checks made out to my order.

GIVING AND GRANTING unto my attorney by these presents, full power and authority in and about the premises for me and in my name, to do and execute the same as fully and amply to all intents and purposes as I might or could do if I were personally present, or if the matter requires more special authority, that is hereby given, and I hereby ratify and confirm all and whatsoever my said attorney shall lawfully do in and about the premises by virtue thereof.

I hereby agree and represent to those persons dealing with my said agent and attorney that this Power of Attorney shall not terminate on disability of the principal and may be voluntarily revoked only by a written instrument of revocation filed of record in the Office of the Register of Deeds of Colleton County, South Carolina, except that, if this Power of Attorney has not been sooner revoked, it shall in any event be automatically revoked and terminated and shall become null and void and without any further action at 11:59 p.m., E.S.T., on the 31st day of August, 2026.

**Southeastern Title Company, LLC
263 Treeland Drive, Unit C
Ladson, SC 29456**

IN WITNESS WHEREOF, I have set my Hand and Seal this 8 day of September, 2025.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness No. 1 (Sign)

[Signature]
Fernando Humberto Cruz Aguilera

Printed Name: Santos Reina Aguilera cubias

[Signature]
Witness No. 2 (Sign)

Printed Name: Johana Marile Cruz Aguilera

STATE OF _____

COUNTY OF _____

Republic of El Salvador
City and Department of San Salvador
Embassy of the United States of America } SS

The foregoing instrument was acknowledged before me this 8 day of September, 2025 by Fernando Humberto Cruz Aguilera.

[Signature]
Notary Public (Sign)

Liza D Bright
Notarizing Officer

(SEAL)

Printed Name: Liza D Bright

My Commission Expires: COMMISSION
Indefinite 22 USC Sec 110